

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville



MORTGAGE OF REAL ESTATE BOOK 1198 PAGE 209

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS Carl D. and Sarah L. Maxwell 315 Bailey Street Sans Souci  
(hereinafter referred to as Mortgagor) is well and truly indebted unto Community Finance Corporation  
100 E. North Street Greenville, S.C.

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are  
incorporated herein by reference, in the sum of One thousand four hundred forty dollars and  
no/100..... Dollars (\$ 1440.00 ) due and payable

Twenty four installments of Sixty dollars (24x60.00).....

with interest thereon from date at the rate of XX per centum per annum, to be paid:

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or  
for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and  
of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his  
account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly  
paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted,  
bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and  
being in the State of South Carolina, County of Greenville.

BEGINNING in the center of the bridge over Gap Creek and in the center of the  
road that leads to the Girl Scout Camp, and running thence down the center of  
said creek as the line for a distance of 19.12 chains to beech tree, 3X, R. D.  
Tankersley's corner; thence with the Tankersley line to a point where the  
said line intersects a small branch; thence up the said branch 115 feet to an  
iron pin near a hickory tree; thence N. 050 W. 149 feet to an iron pin near fence  
post, thence N. 12-30 E 407 feet to a stake in the center of the Girl Scout Road,  
(iron pin back on line at 17 feet) thence with the center of said road N. 89-00 W 100 feet  
to a bend; thence continuing with the center of the said road N. 72-15 W 119 feet to  
the beginning corner, and containing nine and one half (9 1/2) acres, more or less.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or ap-  
pertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting  
fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such  
fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right  
and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances  
except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the  
Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.